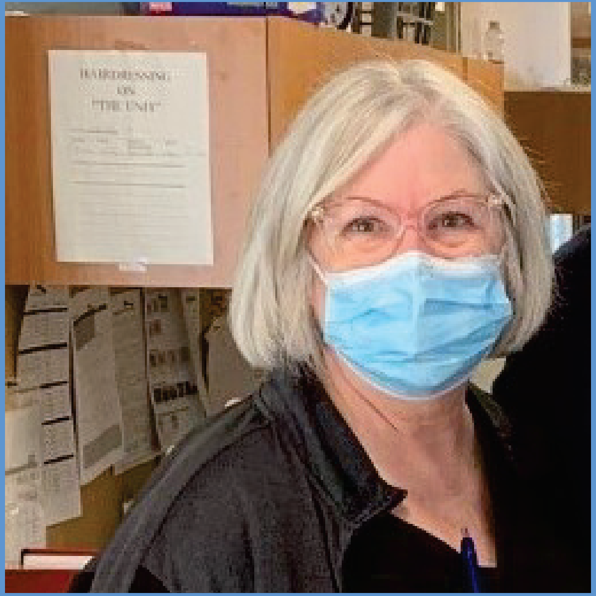

Caring for seniors today, growing for tomorrow

Q2 2022 Results

Conference Call

August 10, 2022

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Forward-looking Statements and Non-GAAP Measures

Forward-looking Statements

This presentation contains forward-looking statements within the meaning of applicable Canadian securities laws ("forward-looking statements" or "forward-looking information"). Statements other than statements of historical fact contained in this presentation may be forward-looking statements, including, without limitation, management's expectations, intentions and beliefs concerning anticipated future events, results, circumstances, economic performance or expectations with respect to Extendicare Inc. (the "Company" or "Extendicare"), including, without limitation: statements regarding its business operations, business strategy, growth strategy, results of operations and financial condition, including anticipated timelines, costs and financial returns in respect of development projects, statements relating to the agreements entered into with Revera Inc. and its affiliates ("Revera") and Axium Infrastructure Inc. and its affiliates ("Axium") in respect of the ownership, operation and redevelopment of LTC homes in Ontario and Manitoba; and in particular statements in respect of the impact of measures taken to mitigate the impact of COVID-19, the availability of various government programs and financial assistance announced in respect of COVID-19, the impact of COVID-19 on the Company's operating costs, staffing, procurement, occupancy levels and volumes in its home health care business, the impact on the capital and credit markets and the Company's ability to access the credit markets as a result of COVID-19, increased litigation and regulatory exposure and the outcome of any litigation and regulatory proceedings. Forward-looking statements can often be identified by the expressions "anticipate", "believe", "estimate", "expect", "intend", "objective", "plan", "project", "will" or other similar expressions or the negative thereof. These forward-looking statements reflect the Company's current expectations regarding future results, performance or achievements and are based upon information currently available to the Company and on assumptions that the Company believes are reasonable. Actual results and developments may differ materially from results and developments discussed in the forward-looking statements, as they are subject to a number of risks and uncertainties.

Although forward-looking statements are based upon estimates and assumptions that the Company believes are reasonable based upon information currently available, these statements are not representations or guarantees of future results, performance or achievements of the Company and are inherently subject to significant business, economic and competitive uncertainties and contingencies and involve known and unknown risks, uncertainties and other factors that may cause actual results, performance or achievements of Extendicare to differ materially from those expressed or implied in the statements.

In particular, risks and uncertainties related to the effects of COVID-19 on Extendicare include: the length, spread and severity of the pandemic; the nature and extent of the measures taken by all levels of governments and public health officials, both short and long term, in response to COVID-19; domestic and global credit and capital markets; the Company's ability to access capital on favourable terms or at all due to the potential for reduced revenue and increased operating expenses as a result of COVID-19; the availability of insurance on favourable terms; litigation and/or regulatory proceedings against or involving the Company, regardless of merit; the health and safety of the Company's employees and its residents and clients; and domestic and global supply chains, particularly in respect of personal protective equipment. Given the evolving circumstances surrounding COVID-19, it is difficult to predict how significant the adverse impact will be on the global and domestic economy and the business operations and financial position of Extendicare. For further information on the risks, uncertainties and assumptions that could cause Extendicare's actual results to differ from current expectations, refer to "Risks and Uncertainties" and "Forward-looking Statements" in Extendicare's Q2 2022 Management's Discussion and Analysis filed by Extendicare with the securities regulatory authorities, available at www.sedar.com and on Extendicare's website at www.extendicare.com.

Readers should not place undue reliance on such forward-looking statements and assumptions as management cannot provide assurance that actual results or developments will be realized or, even if substantially realized, that they will have the expected consequences to, or effects on, the Company. The forward-looking statements speak only as of the date of this presentation. Except as required by applicable securities laws, the Company assumes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

Non-GAAP Measures

"EBITDA", "Adjusted EBITDA", "Adjusted EBITDA margin", "net operating income" ("NOI"), "NOI margin", "funds from operations" ("FFO"), "adjusted funds from operations" ("AFFO"), and "payout ratio", are non-GAAP measures and do not have standardized meanings prescribed by GAAP. See "Non-GAAP Measures" in Extendicare's Q1 2022 MD&A.

COVID-19 Update

Seventh wave emerged at quarter end

- Declining community transmission and fewer outbreaks in Q2 led to improvement in LTC occupancy and home health care volumes
- New, highly contagious subvariants emerged in late June
  - 15 LTC homes are in outbreak(1)
  - Staff absenteeism peaked in Q1 due to Omicron, trended lower in Q2 and is rising again in Q3
  - We continue to encourage and provide necessary support to residents and team members to receive boosters
- Labour shortages are causing capacity constraints, slowing ParaMed growth; record low unemployment is causing service reductions in many industries
- Unfunded COVID costs from the start of the pandemic total $22.4M(2)

Protecting our residents, caregivers and staff continues to be our top priority

(1) As at August 8, 2022
(2) Unfunded COVID costs from continuing operations; for breakdown of COVID-19 costs and expenses and related pandemic funding by line of business, see Slide 17

Strategic Repositioning

Positioning Extendicare to deliver growth using a less capital intensive approach

We are repositioning to focus on long-term care and home health care and leverage our deep expertise and scale to drive improved performance and high-quality care for seniors across Canada

Completed retirement sale

- Net proceeds ~$128M realized in Q2 2022

Revera and Axium transactions[1]

- All regulatory filings submitted for Revera and Axium transactions; awaiting approvals
- Entered into a purchase and sale agreement to sell our three Class C redevelopment projects currently under construction into the Extendicare-Axium LP, subject to regulatory approval; implied realized capitalization factor on the transaction is 6.75-7.0%[2]

Commenced NCIB

- Commenced NCIB on June 30, 2022, as at August 8, 2022, have purchased 985,176 shares for cancellation[3]

Leveraging deep expertise and scale in long-term care and home health care to meet the needs of the growing seniors demographic in Canada

(1) For further information on the Revera and Axium transactions, see Slide 16
(2) Based on estimated Stabilized NOI, annual construction funding subsidy and Adjusted Development Costs of the three Class C home redevelopment projects
(3) At cost of $7.1M, at a weighted average price per share of $7.22

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Long-term Care Redevelopment

Committed to Redevelopment; working through inflation challenges

- Awarded 20 projects with 4,248 beds, replacing 3,285 Class C beds across Ontario
- Three projects currently under construction in Sudbury, Kingston and Stittsville with total of 704 beds and net investment of $180.7M(1); labour and supply chain disruptions are impacting schedules
- Planning to have six more projects ready for construction by the end of 2023
- Inflation, rising interest rates, labour constraints and supply chain issues are impacting redevelopment projects
- Working with our industry partners and the government to implement necessary enhancements to the capital funding program to make redevelopment projects economically feasible

Investing in a better future for seniors

(1) Net of the capital provided by the Ontario government under the Long-Term Care Home Capital Development Funding Program – refer to discussion under "Non-GAAP Measures" in the Q2 2022 MD&A

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2022 Second Quarter Highlights

- Fewer LTC outbreaks and declining staff absenteeism in Q2 led to sequential improvement in LTC occupancy and home care volumes
- Solid growth in our SGP customer base continued

	vs. Q2 2021	vs. Q1 2022
LTC Occupancy	+450 bps	+160 bps
Home Health Care ADV	-0.4%	+2.5%
SGP Customer Base	+22.4%	+3.4%

- Q2 2022 pandemic costs of $22.1M largely funded, resulting in $0.6M net unfunded in Q2[(1)]
- Ontario home health care rate increases of 3-5% effective April 1, 2022, help offset inflationary cost pressures

Sequential improvement in occupancy and ADV in Q2

(1) For breakdown of COVID-19 costs and related pandemic funding by line of business, see Slide 17

Financial Review

Q2 2022

Consolidated Results

Three and six months ended June 30, 2022

($ millions, except per share amounts)

	Q2 2022	Q2 2021	Change	YTD 2022	YTD 2021	Change
Revenue(1)	$296.6	$281.7	5.3%	$602.3	$576.6	4.5%
NOI(1)	$30.3	$28.9	5.0%	$63.3	$65.2	-2.9%
margin	10.2%	10.3%	*-10 bps*	10.5%	11.3%	*-80 bps*
Adjusted EBITDA(1)	$17.1	$15.5	10.4%	$36.6	$39.2	-6.6%
margin	5.8%	5.5%	*30 bps*	6.1%	6.8%	*-70 bps*
AFFO(2)	$8.9	$8.1	10.3%	$21.0	$27.6	-24.1%
AFFO/Basic Share	$0.10	$0.09		$0.23	$0.31	

Payout ratio of 103% YTD 2022 compared to 78% YTD 2021 (80% FY2021)

Impact of Select Items on Adjusted EBITDA and AFFO/Basic Share(2)(3)

Impact on:	Q2 2022	Q2 2021	Change	YTD 2022	YTD 2021	Change
Adjusted EBITDA						
Net COVID funding (costs)	$(0.6)	$(7.5)	$6.9	$7.9	$(7.7)	$15.6
ParaMed CEWS	–	$7.7	$(7.7)	–	$17.4	$(17.4)
AFFO/Basic Share						
Net COVID funding (costs)	–	$(0.06)	$0.06	$0.06	$(0.06)	$0.12
ParaMed CEWS	–	$0.06	$(0.06)	–	$0.14	$(0.14)

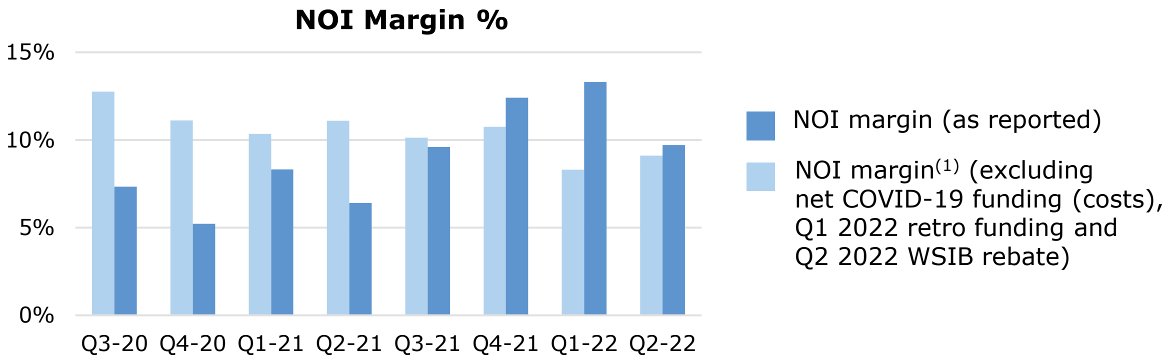
(1) Revenue, NOI and Adjusted EBITDA reflect results from continuing operations
(2) AFFO and AFFO per share include contribution/loss from discontinued operations (retirement living segment and Saskatchewan LTC homes)
(3) Reflects impact of net COVID funding (costs) from continuing operations on Adjusted EBITDA and AFFO

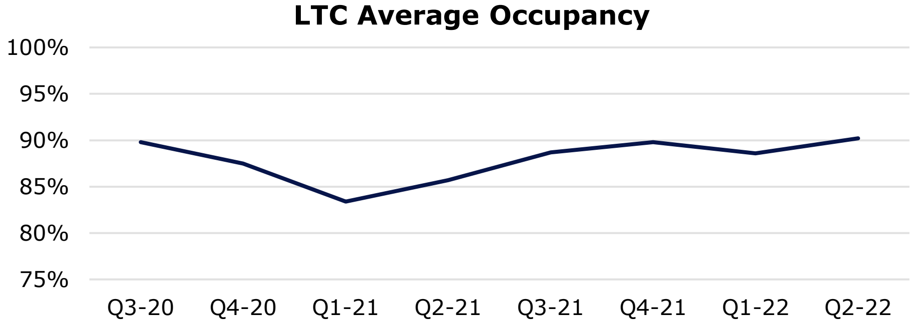
Long-term Care

Three and six months ended June 30, 2022

Revenue		
Q2 2022	$181.6M	4.6% ↑
YTD 2022	$381.4M	4.9%
NOI		
Q2 2022	$17.6M	58.6% ↑
margin	*9.7%*	*330 bps*
YTD 2022	$44.2M	64.2%
margin	*11.6%*	*420 bps*
Average Occupancy		
Q2 2022	90.2%	*450 bps* ↑
YTD 2022	89.4%	*480 bps*

- **Q2 revenue up $7.9M** Ontario flow-through funding up $14.7M, partially offset by lower COVID-19 funding of $7.7M
- **Q2 NOI up $6.5M** Higher net COVID recovery of $6.3M, funding increases and WSIB rebate of $1.8M, partially offset by higher labour, utilities and insurance
  - Q2 NOI margin(1) of 9.1% down from 11.1% in Q2 2021; lower NOI margin impacted by higher flow-through funding (~90 bps) and cost increases in excess of funding
- **Occupancy up 450 bps** Ontario basic occupancy protection expired January 31, 2022
  - Adjusted occupancy(2) of 96.0% for the five months ended June 30 and 96.6% for Q2 (+170 bps from two months ended March 31, 2022)
- April 2022 Ontario LTC flow-through funding enhancements:
  - 1.75% blended level of care rate (annualized impact ~$6.0); no OA rate increase
  - $3/hour PSW pandemic wage made permanent (annualized impact ~$14.1M)





(1) NOI margins excluding net COVID costs as outlined on Slide 17, $2.9M retro funding in Q1 2022 and $1.8M WSIB rebate in Q2 2022
(2) Adjusted occupancy excludes third and fourth beds in ward-style rooms taken out of service

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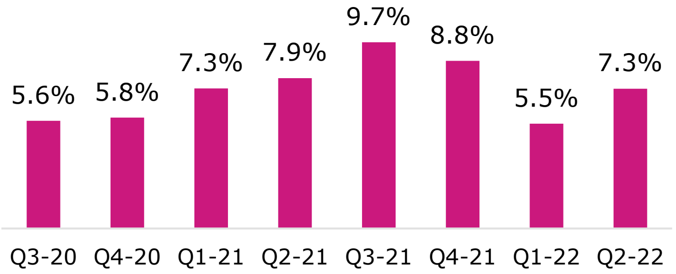
Home Health Care

Three and six months ended June 30, 2022

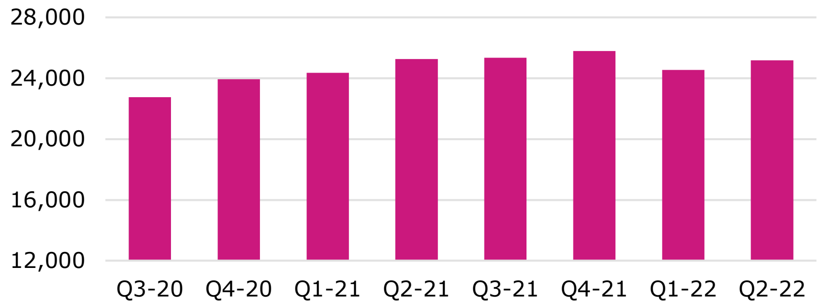
Revenue		
Q2 2022	**$106.8M**	**5.6%** ↑
YTD 2022	**$205.4M**	**3.4%**
NOI, as reported		
Q2 2022	**$8.2M**	**-41.5%** ↓
margin	***7.7%***	***-620 bps***
YTD 2022	**$10.9M**	**-63.6%**
margin	***5.3%***	***-980 bps***
NOI, excluding CEWS		
Q2 2022	**$8.2M**	**29.4%** ↑
margin	***7.7%***	***140 bps***
YTD 2022	**$10.9M**	**-13.4%**
margin	***5.3%***	***-100 bps***
Average Daily Volume		
Q2 2022	**25,174**	**-0.4%**
YTD 2022	**24,865**	**0.2%**

- **Q2 revenue up $5.7M** Billing rate increases, including $4.4M PSW wage enhancement, partially offset by lower COVID-19 funding of $3.3M and decline in ADV
- **Q2 NOI (excluding CEWS) up $1.9M** Billing rate increases and WSIB rebate of $2.1M, partially offset by increased costs from staffing capacity challenges and higher unfunded COVID costs of $0.4M
- **Sequential ADV up 2.5% from Q1 2022**, together with billing rate increases contributed to Q2 NOI margin of 7.3%(1), up 180 bps from Q1 2022(1)
- April 2022 Ontario home care billing rate increases:
  - 3% for personal support services and 5% for nursing and allied health services, estimated to increase annual revenue ~$13.1M(2) and help offset higher labour and recruiting costs
  - $3/hour PSW pandemic wage enhancement made permanent, ~$25.7M(2) annualized flow through impact of funding and costs

NOI Margin %(1)



Home Health Care
Average Daily Volume (ADV)



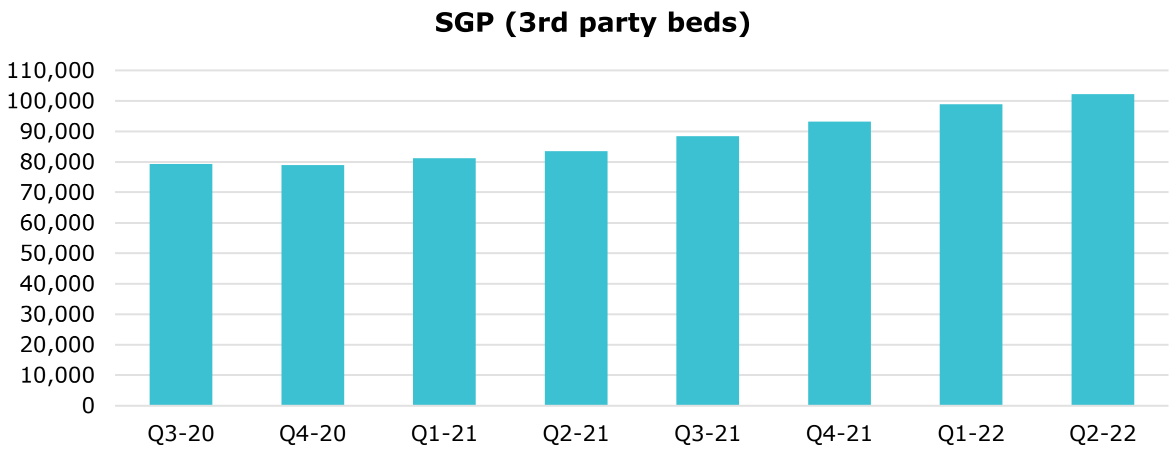
(1) NOI margins excluding net COVID costs as outlined on Slide 17, CEWS (Q1 2021 $9.7M and Q2 2021 $7.7M; Q3 2020 $50.8M and Q4 2020 $40.4M), Q2 2022 WSIB rebate of $2.1M, Q4 2021 retro billing rate increase of $3.5M and Q4 2020 one-time investments of $6.1M, as applicable
(2) Based on ADV and mix of services provided for the trailing twelve months ended June 30, 2022

Other Operations

Three and six months ended June 30, 2022

Revenue		
Q2 2022	**$8.2M**	**18.7%** ↑
YTD 2022	**$15.4M**	**7.9%**
NOI		
Q2 2022	**$4.5M**	**20.2%** ↑
margin	***54.9%***	***70 bps***
YTD 2022	**$8.2M**	**-1.3%**
margin	***53.1%***	***-500 bps***
Contract Services		
Beds	**6,263**	**-1.5%**
SGP		
Beds	**102,219**	**22.4%** ↑

- **Q2 revenue up $1.3M** Growth in SGP clients and Assist consulting services revenue
- **Q2 NOI up $0.8M** Timing and mix of Assist consulting revenue growth partially offset by increased staff and IT costs in support of growth initiatives; NOI margin 54.9%, up 70 bps from Q2 2021
- **+22.4% growth in SGP beds** from Q2 2021 (+3.4% from Q4 2021)



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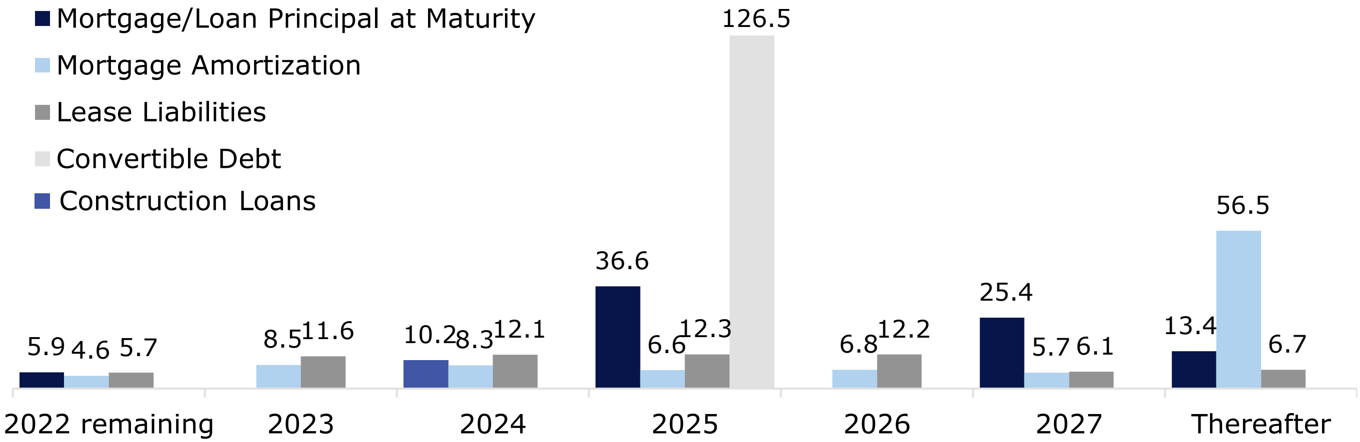
Strong Financial Position

As at June 30, 2022

Cash	Long-term Debt[(1)]	Undrawn Construction Financing[(2)]
$238M	$372M	$146M

	TTM Adjusted EBITDA interest coverage	Debt to GBV	Weighted average rate
Q2 2022	3.6x	34.5%	5.3%
Q4 2021	3.5x	45.5%	4.3%

Debt Maturities *($ millions)*



Strong liquidity position; only modest debt maturities due prior to 2025

NCIB initiated June 30, 2022

- Provides flexibility to acquire up to 7,829,630 Common Shares for cancellation
- As at August 8, 2022, have acquired 985,176 Common Shares for $7.1M (avg. $7.22/share)

(1) Includes current portion, reflects 2025 convertible debt at face of $126.5M; excludes deferred financing costs
(2) As at June 30, 2022, $10M drawn on aggregate $156.6M LTC construction credit facilities

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Compelling Growth Opportunities in Long-term Care and Home Care

Direct services to seniors

LONG-TERM CARE

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58

Long-term care homes owned

HOME HEALTH CARE

ParaMed Redefining Care

9.2M

Home health care hours delivered (TTM)

Management, consulting and purchasing services

GROUP PURCHASING SERVICES

SGP PURCHASING PARTNER NETWORK

102K

Third-party beds served

MANAGEMENT SERVICES AND CONSULTING

EXTENDICARE assist

50

Homes under contract

(1) All figures as at June 30, 2022

Thank You

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Appendix

Strategic Repositioning

Agreements with Revera & Axium(1) to Drive Growth in LTC and Management Services

15% Axium JV Interest

Acquisition of 15% managed interest in 24 homes (~3,000 LTC beds) from Revera

- 18 Ontario homes (~2,200 LTC beds)
- 6 Manitoba homes (~800 PCH beds)
- Axium 85% owner

Ongoing management fees payable to Extendicare by the JV

Revera Management Contract and Development Pipeline

Extendicare to manage 32 homes (~4,700 beds) for Revera

- 31 Ontario homes (~3,500 LTC beds, ~760 private-pay assisted living beds)
- 1 Manitoba home (~200 PCH beds)

Extendicare received preferential rights to acquire (either alone or with Axium) any Class C homes redeveloped by Revera (31 homes)

Axium JV for Redevelopment

Extendicare-Axium JV for Class C Redevelopment

Extendicare to hold 15% managed interest in JV; initial right granted to Axium to acquire 85% interest in up to 5 redeveloped homes owned by Extendicare

Agreement provides for development fees and ongoing management fees payable to Extendicare by the JV

Entered into a purchase and sale agreement to sell our three Class C bed redevelopment projects currently under construction into the Extendicare-Axium LP

Estimated incremental annual Extendicare Assist Revenue: $17M + ~7,500 SGP beds

Estimated Aggregate Consideration: Cash $33M + Estimated Debt in JV (15% share)(3) $37M = $70M

Estimated contribution to AFFO/share – Basic(2)	
56 managed homes	$0.04
JV distribution	$0.01
Total	$0.05

(1) Transactions are subject to regulatory approvals
(2) Based on the anticipated revenue of the 56 managed LTC homes and the Company's estimated incremental costs in respect of such management and estimated JV distributions that would have been generated in 2022, excluding integration costs
(3) Split of cash and proportionate share of JV debt to be assumed subject to change based on timing of closing of the transaction, subject to regulatory approvals

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Estimated COVID-19 Revenue, Operating Expenses and Administrative Costs

Three and six months ended June 30, 2022

	2022			2021						2020
(millions of dollars)	Q2	Q1	YTDQ2	Q4	Q3	Q2	Q1	YTDQ2	Year	Year
Revenue										
Long-term care	17.0	43.1	60.1	27.4	23.3	24.7	45.8	70.5	121.2	62.5
Home health care	4.5	7.6	12.1	8.7	7.7	7.8	8.8	16.6	33.0	23.6
Revenue impact	**21.5**	**50.7**	**72.2**	**36.1**	**31.0**	**32.5**	**54.6**	**87.1**	**154.2**	**86.1**
Operating Expenses										
Long-term care	16.1	32.3	48.4	21.3	21.9	30.1	44.9	75.0	118.2	85.3
Home health care	5.9	9.8	15.7	9.8	8.2	8.8	9.0	17.8	35.8	24.9
Operating expenses impact	**22.0**	**42.1**	**64.1**	**31.1**	**30.1**	**38.9**	**53.9**	**92.8**	**154.0**	**110.2**
NOI										
Long-term care	0.9	10.8	11.7	6.1	1.4	(5.4)	0.9	(4.5)	3.0	(22.8)
Home health care	(1.4)	(2.2)	(3.6)	(1.1)	(0.5)	(1.0)	(0.2)	(1.2)	(2.8)	(1.3)
NOI impact	**(0.5)**	**8.6**	**8.1**	**5.0**	**0.9**	**(6.4)**	**0.7**	**(5.7)**	**0.2**	**(24.1)**
Administrative costs	0.1	0.1	0.2	0.1	0.8	1.1	0.9	2.0	2.9	3.5
Adjusted EBITDA impact	**(0.6)**	**8.5**	**7.9**	**4.9**	**0.1**	**(7.5)**	**(0.2)**	**(7.7)**	**(2.7)**	**(27.6)**
Discontinued operations	(1.0)	(3.2)	(4.2)	(0.7)	(0.8)	(2.0)	(2.1)	(4.1)	(5.6)	(2.5)
Total impact	**(1.6)**	**5.3**	**3.7**	**4.2**	**(0.7)**	**(9.5)**	**(2.3)**	**(11.8)**	**(8.3)**	**(30.1)**

(1) Out of period funding towards COVID costs incurred in prior period:

- *YTD2022 of $14.9M for 2021 costs: Q1 2022 of $13.3M for Ontario; Q2 2022 of $1.6M for Alberta*
- *Q1 2021 of $18.8M for 2020 costs ($18.2M for Ontario); Q3 2021 of $5.1M and Q4 2021 of $11.9M, for Q1 2021 Ontario costs*

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Results From Discontinued Operations

Six months ended June 30, 2022

	Six months ended June 30							Twelve months ended December 31			
	2022			2021				2021			
(thousands of dollars unless otherwise noted)	Retirement Living	SK LTC Homes	Total	Retirement Living	SK LTC Homes	Total	Total Change	Retirement Living	SK LTC Homes	U.S. Sale	Total
Revenue	18,937	26,370	45,307	24,475	28,801	53,276	(7,969)	49,771	56,649	-	106,420
Operating expense	15,058	29,200	44,258	17,328	29,652	46,980	(2,722)	36,395	57,414	-	93,809
Net operating income	**3,879**	**(2,830)**	**1,049**	**7,147**	**(851)**	**6,296**	**(5,247)**	**13,376**	**(765)**	**-**	**12,611**
RECONCILIATION TO AFFO											
Earnings (loss) from operating activities of discontinued operations	**2,118**	**(2,080)**	**38**	**1,033**	**(925)**	**108**	**(70)**	**1,508**	**(1,150)**	**3,642**	**4,000**
Add (Deduct):											
Depreciation and amortization	565	-	565	3,653	352	4,005	(3,440)	7,046	691	-	7,737
Depreciation for FFEC (maint'nce capex)	(74)	-	(74)	(462)	(126)	(588)	514	(921)	(260)	-	(1,181)
Other expense, net of current tax	-	-	-	-	-	-	-	-	-	(3,642)	(3,642)
Foreign exchange and fair value adjustments	(1,627)	-	(1,627)	(921)	-	(921)	(706)	(1,567)	-	-	(1,567)
Deferred income tax expense (recovery)	468	-	468	291	(331)	(40)	508	369	(415)	-	(46)
FFO from discontinued operations	**1,450**	**(2,080)**	**(630)**	**3,594**	**(1,030)**	**2,564**	**(3,194)**	**6,435**	**(1,134)**	**-**	**5,301**
Amortization of deferred financing costs	263	-	263	365	-	365	(102)	697	3	-	700
Accretion costs	(74)	-	(74)	38	-	38	(112)	76	-	-	76
Additional maintenance capex	(727)	(16)	(743)	188	(42)	146	(889)	(69)	(267)	-	(336)
AFFO from discontinued operations	**912**	**(2,096)**	**(1,184)**	**4,185**	**(1,072)**	**3,113**	**(4,297)**	**7,139**	**(1,398)**	**-**	**5,741**
AFFO per basic share ($)	**0.01**	**(0.02)**	**(0.01)**	**0.05**	**(0.01)**	**0.03**	**(0.05)**	**0.08**	**(0.02)**	**-**	**0.06**
Total maintenance capex	**801**	**16**	**817**	**274**	**168**	**442**	**375**	**990**	**527**	**-**	**1,517**

Results – NOI by Division[1]

Three and six months ended June 30, 2022

($ millions)

Long-term Care NOI and Margin [1]					
Q2 2022	Q2 2021	Change	YTD 2022	YTD 2021	Change
$15.0	**$16.5**	**-9.4%**	**$27.8**	**$31.4**	**-11.6%**
9.1%	**11.1%**	**-200 bps**	**8.7%**	**10.7%**	**-200 bps**
Average Occupancy					
90.2%	**85.7%**	**450 bps**	**89.4%**	**84.6%**	**480 bps**

Home Health Care NOI and Margin [1]					
Q2 2022	Q2 2021	Change	YTD 2022	YTD 2021	Change
$7.5	**$7.3**	**1.9%**	**$12.4**	**$13.8**	**-10.0%**
7.3%	**7.9%**	**-60 bps**	**6.4%**	**7.6%**	**-120 bps**
Average Daily Volume (ADV)					
25,174	**24,352**	**-0.4%**	**24,865**	**24,352**	**0.2%**

Assist/SGP NOI and Margin					
Q2 2022	Q2 2021	Change	YTD 2022	YTD 2021	Change
$4.5	**$3.7**	**20.2%**	**$8.2**	**$8.3**	**-1.3%**
54.9%	**54.2%**	**70 bps**	**53.1%**	**58.1%**	**-500 bps**
SGP 3rd Party Beds at period end					
			102,219	**83,511**	**22.4%**

(1) Excludes the impact of COVID-19 related costs in excess of funding as outlined on Slide 17; for the LTC segment, the impact of Q2 2022 WSIB rebate of $1.8M and Q1 2022 retroactive funding of $2.9M; and for the home health care segment the impact of Q2 2022 WSIB rebate of $2.1M and 2021 CEWS received in Q2 2021 of $7.7M and YTDQ2 2021 of $17.4M